

MOBILE HOME / RECREATIONAL VEHICLE PARKS

NAME OF PARK: _____

COUNTY _____ BOOK _____ MAP _____ PARCEL _____ (IF THIS IS AN ECONOMIC UNIT, LIST THE LEAD PARCEL)

TYPE OF SPACE	NO. OF UNITS	UTILITIES INCLUDED?		MONTHLY RENT	ANNUAL RENT
SINGLE WIDE	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	\$ _____	\$ _____
DOUBLE WIDE	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	_____	_____
TRAVEL TRAILER / RV	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	_____	_____
PARK MODELS	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	_____	_____
TOTAL	= _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	\$ _____	\$ _____

INCOME DATA SUMMARY: Provide latest three year history.

	Last Year	Two Years Ago	Three Years Ago
	Year: _____	Year: _____	Year: _____
POTENTIAL GROSS INCOME (100% OCCUPANCY)	= \$ _____	\$ _____	\$ _____
VACANCY AND COLLECTION LOSS	- _____	- _____	- _____
ADJUSTED GROSS INCOME	= _____	_____	_____
MISCELLANEOUS / OTHER INCOME	+ _____	+ _____	+ _____
EFFECTIVE GROSS INCOME	= _____	_____	_____
TOTAL OF ALL EXPENSES	- _____	- _____	- _____
NET OPERATING INCOME	= \$ _____	\$ _____	\$ _____

ADDITIONAL INFORMATION / REMARKS:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slightly textured appearance and is set against a dark background.

NOTE: You may submit any additional documents to support the income and expense information.

MOBILE HOME / RECREATIONAL VEHICLE PARKS EXPENSE DATA

PROVIDE THREE YEAR HISTORY

NOTE: FOR PROPER ANALYSIS, ALL EXPENSES REPORTED SHOULD BE THE **ACTUAL** INCURRED EACH YEAR.

DISALLOWED EXPENSES: DEPRECIATION, MORTGAGE DEBT SERVICE and PROPERTY TAX (effective tax rate will be added to the capitalization rate)

	Last Year Year: _____	Two Years Ago Year: _____	Three Years Ago Year: _____
<u>ACTUAL EXPENSES</u>			
ANNUAL INSURANCE	\$ _____	\$ _____	\$ _____
MANAGEMENT / AGENT FEES	_____	_____	_____
ADVERTISING / PROMOTION	_____	_____	_____
ADMINISTRATIVE / SALARIES	_____	_____	_____
GAS / ELECTRIC	_____	_____	_____
WATER / SEWER	_____	_____	_____
TELEPHONE	_____	_____	_____
BLDG. MAINTENANCE AND REPAIRS	_____	_____	_____
PARKING LOT AND COMMON AREA	_____	_____	_____
SERVICE CONTRACTS	_____	_____	_____
JANITORIAL	_____	_____	_____
SUPPLIES	_____	_____	_____
OTHER EXPENSES (DESCRIBE):			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<u>MAJOR REPLACEMENTS / REPAIRS</u> (From Pg. 3)	_____	_____	_____
TOTAL OF ALL EXPENSES =	\$ _____	\$ _____	\$ _____

NOTE: Attach any additional documents necessary to itemize expenses or replacements not sufficiently explained above.

LAST YEAR						
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	=	ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	=	\$ _____
ROOFING	_____	\$ _____	÷	_____	=	\$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	=	\$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	=	\$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	=	\$ _____
OTHERS	_____					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	=	\$ _____

TOTAL FOR LAST YEAR					=	\$ _____

TWO YEARS AGO						
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	=	ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	=	\$ _____
ROOFING	_____	\$ _____	÷	_____	=	\$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	=	\$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	=	\$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	=	\$ _____
OTHERS	_____					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	=	\$ _____

TOTAL FOR TWO YEARS AGO					=	\$ _____

THREE YEARS AGO						
MAJOR REPLACEMENT / REPAIRS	DATE	TOTAL COST	÷	AVG. LIFE (YRS)	=	ANNUAL AMT.
HEATING / COOLING	_____	\$ _____	÷	_____	=	\$ _____
ROOFING	_____	\$ _____	÷	_____	=	\$ _____
FLOOR COVERINGS	_____	\$ _____	÷	_____	=	\$ _____
APPLIANCES / WATER HEATER	_____	\$ _____	÷	_____	=	\$ _____
PAINTING (MULTI-UNIT)	_____	\$ _____	÷	_____	=	\$ _____
OTHERS	_____					
(DESCRIBE: _____)	_____	\$ _____	÷	_____	=	\$ _____

TOTAL FOR THREE YEARS AGO					=	\$ _____

NOTE: Attach any additional documents necessary to itemize expenses or replacements not sufficiently explained above.